013.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	879,800 / 879,800
					USE VALUE:	879,800 / 879,800
					ASSESSED:	879,800 / 879,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1	-3	EDITH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOSTER JOHN ETAL
Owner 2:	REINKE SPENCER ETAL
Owner 3:	
Street 1:	1 EDITH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BERRY DIANE L/ TRUSTEE -
Owner 2:	DIANE L BERRY REVOCABLE TRUST -
Street 1:	1 EDITH ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2236 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4781.000	429,100		450,700	879,800
Total Card	0.110	429,100		450,700	879,800
Total Parcel	0.110	429,100		450,700	879,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.47 /Parcel: 393.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 10446

GIS Ref

GIS Ref

Insp Date 03/07/18

!1289!

PREVIOUS ASSESSMENT

Parcel ID 013.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	429,100	0	4,781.	450,700	879,800		Year end	12/23/2021
2021	104	FV	409,900	0	4,781.	450,700	860,600		Year End Roll	12/10/2020
2020	104	FV	410,200	0	4,781.	450,700	860,900	860,900	Year End Roll	12/18/2019
2019	104	FV	319,700	0	4,781.	478,900	798,600	798,600	Year End Roll	1/3/2019
2018	104	FV	319,700	0	4,781.	349,300	669,000	669,000	Year End Roll	12/20/2017
2017	104	FV	300,100	0	4,781.	304,300	604,400	604,400	Year End Roll	1/3/2017
2016	104	FV	300,100	0	4,781.	259,200	559,300	559,300	Year End	1/4/2016
2015	104	FV	268,000	0	4,781.	253,500	521,500	521,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:48:13

LAST REV

Date	Time
09/15/21	15:35:31
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1289

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERRY DIANE L/	78250-201	1	7/15/2021		1,175,000	No	No		
BERRY DIANE L,	72143-356	1	1/18/2019	Convenience	10	No	No		
LEVESQUE CLEO	28087-265		1/20/1998	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	10446
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/1999	400	Manual	2,800					REPLACE STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2021	SQ Mailed	JO	Jenny O
3/7/2018	Inspected	BS	Barbara S
2/20/2018	MEAS&NOTICE	BS	Barbara S
4/3/2009	Meas/Inspect	189	PATRIOT
11/15/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	163	PATRIOT
8/25/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4781		Sq. Ft.	Site		0	80.	1.18	1									450,745						450,700	

Total AC/HA:	0.10976	Total SF/SM:	4781	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	450,745	Spl Credit		Total:	450,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11958849
Const Adj.:	0.97029907
Adj $ / SQ:	195.540
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	621940
Depreciation:	192801
Depreciated Total:	429138

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	M

Totals		
2	12	4

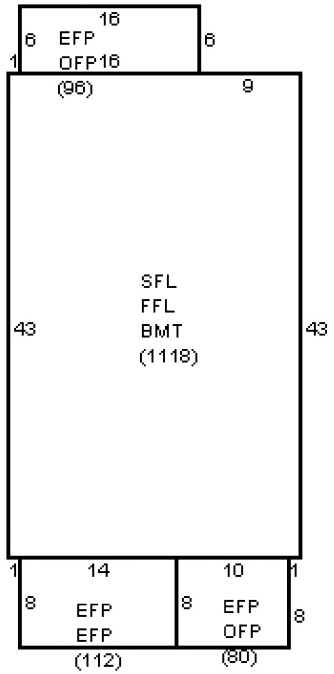
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	195.54
Special Features:	0	Val/Su Net:	109.19
Final Total:	429100	Val/Su SzAd	191.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,118	58.660	65,584
FFL	First Floor	1,118	195.540	218,614
SFL	Second Floor	1,118	195.540	218,614
EFP	Enclos Porch	400	33.020	13,208
OFP	Open Porch	176	25.110	4,419

Net Sketched Area:	3,930			Total:	520,439
Size Ad	2236	Gross Area	3930	FinArea	2236

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

013.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc